

**EXHIBIT A – FINDINGS**

***CEQA Exemption***

- A. The project qualifies for a Categorical Exemption Class 1 pursuant to CEQA Guidelines Section 15301(e) because the addition to the existing single family residence will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2500 square feet.

***Minor Use Permit***

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because it is a residential addition to an existing single-family residence which is a permitted use, and the project as conditioned is consistent with all applicable General Plan policies, including policies for Environmentally Sensitive Habitats, Public Works, Coastal Watersheds, Visual and Scenic Resources, Hazards and Archeology.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the residential additions will not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Coastal Zone Land Use Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the residential additions will result in development that is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Newhall Avenue, a local road that is constructed to a level able to handle any additional traffic associated with the project.

***Coastal Access***

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

***Archaeologically Sensitive Area***

- H. The site design and development incorporate adequate measures to ensure that archeological resources will be acceptably and adequately protected because the project has been conditioned to implement a monitoring plan and retain a qualified archaeologist (approved by the Environmental Coordinator) and Native American to monitor all earth disturbing activities due to the site's proximity to known cultural resources.

***Sensitive Resource Area***

- I. The development will not create significant adverse effects on the natural features of the site or vicinity that were the basis for the Sensitive Resource Area designation, and will preserve and protect such features through the site design, only minor grading will occur, and there are no Monterey pine trees on site and no other native vegetation will be disturbed on the project property. The proposed residential addition has been sited to reduce impacts on site, and designed to conform to the existing slopes of the site.
- J. Natural features and topography have been considered in the design and siting of all proposed physical improvements, because the proposed residential additions consider the natural features and topography of the site through its design and siting and the proposed additions involve minimal grading and will follow existing contours through a stepped foundation approach.
- K. Any proposed clearing of topsoil, trees, or other features is the minimum necessary to achieve safe and convenient access and siting of the proposed residential additions and will not create significant adverse effects on the identified sensitive resource, because the proposed project is located on a previously disturbed site, and because the clearing of topsoil for the proposed residential additions is the minimum necessary to achieve safe and convenient access and siting of the proposed additions. There are no Monterey pine trees on site and no other native vegetation will be disturbed on the project property.
- L. The soil and subsoil conditions are suitable for any proposed excavation and site preparation and drainage improvements have been designed to prevent soil erosion, and sedimentation of streams through undue surface runoff, because the project will not significantly alter existing drainage patterns. To ensure compliance, the project has been conditioned to submit a drainage plan to Public Works at time of application for building permits.
- M. There will be no significant negative impact on the identified sensitive habitat, and the proposed use will be consistent with the biological continuance of the habitat because the proposed residential additions involve minimal site disturbance and will not impact any biological resources. There are no Monterey pine trees on site and no other native vegetation will be disturbed on the project property.
- N. The project will not significantly disrupt the habitat because it is located within an existing urban developed neighborhood and the proposed residential additions are attached to the rear of an existing single-family residence and will result in minimal site disturbance.